

LOT 123
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BUONO MICHAEL A JR & CHRISTINA M
95306 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0123-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,870	100
FGR	440	55
FOP	104	30
FOP	120	30
PTO	72	5
TOTALS	2,606	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,183	113.3958	119.07	259,930	2019	2019	0	0	0	2.50	97.50	
1 SINGLE FAM 100% - 2021 Heated Area: 1870 HX Base Yr 2021													
95306 SNAPDRAGON DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				253,432			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				85,000			
TOTAL MARKET VALUE				338,432			
SOH/AGL Deduction				96,148			
ASSESSED VALUE				242,284			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				190,873			
TOTAL JUST VALUE				338,432			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				331,348			